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7/16/16
Special Warranty Deed-Illinois
(Limited Liability Company to
Tenants by the Entirety)



Doc#: 0631805299 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/14/2006 02:26 PM Pg: 1 of 3

HERITAGE TITLE COMPANY

Above Space for Recorder's Use Only

THIS INDENTURE, made this 9th day of **November**, 2006 between
2438 N. Hamlin LLC, an Illinois Limited Liability Company created under and by the virtue of the
laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of
the first part, and **Mary Ballesteros, A single man**, the following described Real Estate situated in the
County of Cook in the State of Illinois.

2440 N. Hamlin, Chicago, Illinois 60647 Unit G.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten
Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby
acknowledged, and pursuant to the authority of the Board of Directors of said Illinois Corporation, by
these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second
part, and to their heirs, assigns, **FOREVER**, all the following described land, situate in the County of
Cook and the State of Illinois known and described as follows to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: General taxes for 2005 and subsequent years;

Permanent Index Number(s) (PIN): 13-26-326-021-0000.

Address(es) of Real Estate: **2440 N. Hamlin, Chicago, Illinois 60647 Unit G.**

Together with all the singular hereditaments and appurtenances thereunto belonging, or in
anywise appertaining, and the revision and reversions, remainder and remainders, rents, issues and
profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the said party
of the first part, either in law or in equity, of, in and to the above described premise, with the
hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above
described, with the appurtenances, unto the said party of the second part, their heirs and assigns
forever.

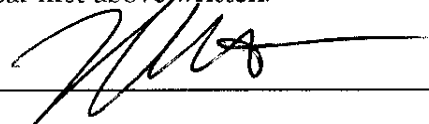
And said party of the first part, for itself and its successors, does covenant, promise and agree, to
and with said party of the second part, their heirs and assigns that it has not done or suffered to be

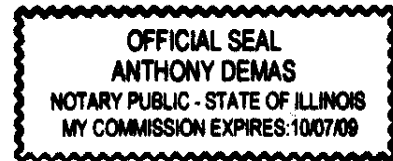
3 PG
C.C.

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done, anything whereby the said premises hereby are granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim by the same, by, through or under it, **WILL WARRANT AND FOREVER DEFEND.**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member, Michael O'Malley, the day and year first above written.

By: 



THE STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael O'Malley is personally known to me to be the same Michael O'Malley person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as his free and Voluntary at, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 9~~th~~ day of NOVEMBER 2006.

Commission expires OCTOBER 7, 2009.


Notary Public

This instrument was prepared by ANTHONY DEMAS, Attorney at Law, 5045 North Harlem Avenue, Chicago, Illinois 60656.

MAIL TO:

Manz Ballasteros

2579 Hillsboro

Aurora IL 60503

SEND SUBSEQUENT TAX BILLS TO:

Same

City of Chicago

Dept. of Revenue

477580

11/13/2006 14:13 Batch 11867 44



Real Estate

Transfer Stamp

\$675.00

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Exhibit A

H61916

UNIT 2440-G IN THE HAMLIN SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED ESTATE:

LOTS 7 AND 8 IN BLOCK 36 IN PENNOCK, SAID PENNOCK BEING SUBDIVISION OF PARTS OF SECTIONS 26, 27 AND 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0615934053, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-26-326-021-0000 (UNDERLYING P.I.N.)

C/K/A 2440 N. HAMLIN AVENUE, UNIT G, CHICAGO, ILLINOIS 60647-2238

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED HEREIN.


THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

FP 103042
0004500
REAL ESTATE TRANSFER TAX

0000014080

REVENUE STAMP

NOV. 13.06




COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX

STATE OF ILLINOIS

STATE TAX



NOV. 13.06

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

000003086

REAL ESTATE TRANSFER TAX
0009000
FP 103041